Previous references.

File No. 21 of 1900-01

190

Serial Nos. I-2.

(General Finance.)

Later references.

Nos 3-5 of this file

P-31-

GENERAL AND REVENUE SECRETARIAT.

Serial Nos. I-2.

Part B. for August 1900

SUBJECT.

Purchase of Mr. Ricketts' Bungalow at Bangalore for Princess Jaya Lakshmammanni Avaru.

(Revised) MMH

I No. I4-I5 D.C. dated the I7th July I900

To the Comptroller Mysore Govt. and Mr. Ricketts

Requests the Comptroller to pay Mr. Ricketts Rs.50000 only in part payment of the price of his house "Beaulieu" in Bangalore purchased for Rs. 60000 for Princess Jayalakshmammanni Avaru, pending future adjustment of accounts.

2. No.43/D.C. dated the 7th August I900.

To the Comptroller Mysore Govt.

~~G. R. S. 58~~ Requests the Comptroller to pay the balance of Rs.I0000 to Mr. Ricketts through the Deputy Commissioner Bangalore District who will be requested to get the Conveyance executed and registered.

P.T.O.

No. 44/D.C. dated the 7th August I900. To the Deputy Commr. Bangalore.

Forwards a copy of the above for doing the needful in the matter of effecting the conveyance.

No. 45/D.C. dated the 7th August I900. To Mr.L.Picketts.

Forwards a copy of the above for information.

D. O.

Deputy Commissioner's Office,

Bangalore 17 May 1890

Confidential

My dear Mr. Srikanteswara Iyer,

I am sorry I was not present when the Dewan wanted me. I have just come back from a short tour in Kankanhalli and Magadi Taluks.

I saw Mr. Ricketts this morning. He has not received any offers for the house. He has not yet advertised it for sale. Before he

does so he wishes to give the Mysore Govt the refusal of the house He wants Rs 60,000 for the house and grounds This is not open to an offer In recent years he has made many additions of a substantial nature. He has some specially made articles of furniture fit for the which he says maybe taken at a valuation to be fixed by Mr Abraham

Mr. Ricketts has a marriage to be

Celebrated in August and is getting
the house color washed &c.
But he will have no objection
to grant immediate occupation
if desired. He is selling the
house agreeable his wife's wishes
and for her benefit.

If the Resume Govt does not
want the house, Mr Ricketts
will put it in the open market
or dispose of it otherwise

Mr Ricketts knows nothing of
the D.O you wrote me of re
Dewan's enquiries in the matter

I shall be glad to attend to any instructions which the Queen may be pleased to send.

Mr Ricketts has all along been sticking out for 60,000. He quotes the example of Baltimore. But I told him times have changed. House property has gone in value.

Yours Sincerely
Wm Hammond

5

DEPUTY COMMISSIONER'S OFFICE,

D. O.

Bangalore, 14th May 1900.

My dear Mr Srikanteswara
Iyer.

I submit herewith
the draft sale deed
of Beauchen for
the Dewan's approval
& return.

The Govt. Advocate
suggests that the

deed be executed
in favor of the First
Princess. On this
point I solicit the
Dewan's instructions.
If her name is to be
inserted, pray let me
know the full name
The Dewan's instruct

to me were that the
deed should be in
the name of the Dewan
of Mysore.

Yours sincerely
B Lakshmanappa

GOVERNMENT OF MYSORE

4

Sketches of Mrs Ricketts
House for 1st Princess

10-7-00
Bangalore.

My dear Sir,
My dear Sir,

I send a draft deed of
I send a draft deed of
conveyance.
Conveyance
I have omitted the mention of the
Dewan of Mysore in as
Dewan of Mysore in as
I find that the sale is for
I find that the sale is for
the estate of the first Princess.
the estate of the first Princess.

Yours faithfully
Yours faithfully

Deed of Conveyance executed to the
Hon'ble Mr. Wyse

by Lancelot Ricketts a pensioned Officer of
the Government of Mysore and now residing
at Bangalore, dated the May 9th
one thousand nine hundred.

Whereas I the said Lancelot Ricketts am
lawfully & well possessed free from any incumbrance
whatever of the hereditaments and premises
hereby conveyed and have agreed to sell the same
to the said Hon'ble Mr. Wyse
for the sum of sixty thousand Rupees

Now this Indenture witnesseth that in Con-
sideration of sixty thousand Rupees paid to me the
receipt whereof is hereby acknowledged by me
I hereby convey & assign to the said Hon'ble Mr. Wyse
his heirs

All that piece or parcel of land with the
messuage or dwelling house with the out-
buildings & other erections which have
been erected & are now standing on the
said piece or parcel of land or some portion
thereof

Stables, wells, yard & garden thereto
belonging and all that is on the ground
within the said boundaries & underground
including Minerals treasure & whatsoever
may be found, called "Beaubien" and
containing admeasurement twenty four acres
and Forty two perches as delineated in the plan or
Map marked "A" attached to these presents
and bounded on the North by a Nullah,
on the East by a Nullah & the Spanish Square
the said road or Bangalore Magistrate's
Office, on the South by the Military Lines
~~D. P. W. Stores~~ Cavalry on the West by the Academy
Grounds. × × × × × ×
To have & to hold & to enjoy the same by the ~~said~~ the
~~& your heirs for ever~~. And I the said Grantee
And I do for myself & my heirs & assigns
hereby covenant that I have not executed or
done or knowingly suffered or been party or
privy to any deed or thing whereby or by reason
or means whereof the premises hereinbefore
assured or any of them or any part thereof are
is or may be impeached charged affected or
encumbered in title Estate or otherwise howsoever
or

or whereby or by reason or means whereof I the Vendor am in anywise hindered from assuring the same premises or any of them or any part thereof in manner aforesaid. And that I have delivered to you all documents relating to the aforesaid property as per list hereto attached.

In witness whereof I have hereto set my hand & seal the day & year first above written.

Signed, Sealed & delivered by
the above named Lauld. Ricketts
in the presence of

Drafted
Remembered
Executed & delivered

13

Bangalore 16th May 1900

My dear Mr Srikantaiah
Iyer

I send herewith a
letter from Mr Rickets
for submission to the
Dewan.

Pending the execution
of the sale deed I
think the money may
be paid

The next crop of hay
will be the purchasers'
May I ask Mr Ricket
to get the weeding done
as usual at the
purchasers' cost. He
has spent some mon
recently in repairs &
after negotiations we
opened for sale. He
asks me to note the ca

15

Bangalore 16
15th July 1900.

My dear Sir

If you can get the Dewan to order very early payment of the purchase money for Beaulieu, or even a part payment, I shall be much obliged.

I am considerably indebted to Peirce, Leslie, for working expenses of 3 Coffee Estates they charge in fact more than 8 per cent interest. In fact it is all outlay, nearly, & but little returns -

I hope of course for better things in the future.

It is very necessary now that I

should pay off these debts & wreck the balance in Madras Bank shares which have much gone done in value, but will soon go up again when the Imperial Bank of India is started.

Thus you will see that it is of the greatest importance to me to get the purchase money as soon as possible.

I hope you have taken a Note of certain sums I have spent recently even when expecting a sale of Beaulieu. In this light viz to show up the place I have now to weed the place. I cannot well do it on my own account as the aftermath, in probably a heavy crop of hay, will not be mine but the purchasers. If not weeded

the crop must suffer & it is difficult to
eradicate weeds if they once get the upper
hand.

Please let me ~~if~~ know if I should
go on with this weeding which is necessary
& profitable

Yrs truly

S Ricketts

19

Bangalore,
17th July 900.

My dear Mr Puttanna Chetty,

Here is the order about payment to Mr Ricketts - Kindly give it to him - We are expecting the papers from Mysore and as soon as they arrive we shall be able to conclude the transaction - Meanwhile Dewan desires me to request you to kindly obtain and send all the Title deeds &c that we may have everything ready by the time the Mysore papers come in -

Of course we shall pay for the wedding &c which Mr Ricketts is kindly getting done -

Yours sincerely
Sd C. Srikantaiah Ayya

20

DEPUTY COMMISSIONER'S OFFICE,

D. O.

Bangalore, 22 August 1900.

My dear Mr Srikanteswara
Iyer

I send herewith
the title deed of
Beaulieu. a plan
of the house & ground
and a description
of the boundaries
which should be

21

inserted in the sale deed instead of the sentences already made

Yours, Sincerely

W. H. Hammond

22

Boundaries of the Rochdale Property

On the North By the Civil and Military Station,
Boundary line as marked by the aloe hedge
on the northern bank of the nulla-

on the South. By the Jail Road

on the West by the Canning Road

and on the East by the C P M Station boundary
line as marked by the aloe hedge and the
Compound walls of the Banking and the
Executive Engineer's offices; the boundary
running through Survey Nos 118. 115. 117 and 114
and passing along the western boundary of
Survey No. 113.

B Pattanaik

23 Total extent of L.

119
North 20m
118

115
117 . 0 . 10 .
114 .

Plan marked A referred to in
Sale deed executed by Mr
Victor Ricketts

The yellow ~~boundary~~ lines
extent of Mr Ricketts

M E M O.

As desired by Your Highness, I have arranged to purchase Mr.Ricketts' house at Bangalore for Rs.60,000/- for Princess Jayalakshmammanni Avaru. Mr. Ricketts has already been paid Rs.50000 and the balance will be paid to him on his executing the Sale deed, in the enclosed form, and this Sale deed will be duly registered and then transferred to the Princess' Estate and lodged in the Palace Treasury for safe custody.

The First Princess' account now stands as follows:-

Government of India Promissory-Notes at credit of the account on 1st July 1900.		4,19,700-0-0
Cash balance to the credit on 1st July 1900.	5548-2-5	
Pension due for 1900-1901.	80000-0-0	
		85,548-2-5
Total. Rs.		5,05,248-2-5

Instead of investing the sum of Rs.85,548-2-5 in Government Paper during the current year, I shall, if approved, cause Rs.60,000/- (for Mr.Ricketts' house) to be debited against it reserving the balance of Rs.25,548-2-5 towards defraying the expenditure in-

Submitted to Her Highness for information and approval.
K Krishnadasa
3 August 1900 -

I beg that before conveying approval, the Subject may kindly be explained to the First Princess & her concurrence secured.
K Krishnadasa
3.8.00

Submitted
3 Aug 1900
H.H.C.

approved
K.V.S
4-8-00

Said
x Issue for this to be made
by an a little more of
that Co. & Sheet as per
in Sanction of ... & having ... 7/8/

25

incurred by Mr.Kantaraj Urs for Pandals, Jewels &c., during the recent marriages, which Your Highness has already sanctioned.

For the house at Mysore Sanctioned by your Highness and for the lands therefor Some payments will be required in the current year, and to the extent necessary, some of the Specific Paper may have to be sold hereafter —

K. Sheshadri Iyer

3 August 1900

Deed of Conveyance executed to the Dewan of Mysore by Lancelot Ricketts, a pensioned Officer of the Government of Mysore and now residing at Bangalore, dated the 25 day of August One thousand nine hundred.

WHEREAS I. the said Lancelot Ricketts am seized and well possessed free from any incumb rance whatever of the hereditaments and premises hereby conveyed and have agreed to sell the same to the said Dewan of Mysore for the sum of Sixty thousand Rupees. Now this Indenture witnesseth that in consideration of Sixty thousand Rupees paid to me the receipt whereof is hereby acknowledged by me, I hereby convey and assign to the said Dewan of Mysore All that piece or parcel of land with the messuage or dwelling house with the out-buildings and other erections which have been erected and are now standing on the said piece or parcel of land or some portion thereof Stables, wells, yard and garden thereto belonging and all that is on the ground within the said boundaries and under ground including minerals, treasure and whatsoever may be found, called "Beaulieu" and containing admeasurements twenty four acres and twelve Guntas as delineated in the plan or map marked A attached to these presents and bounded on the North by the Civil and Military Station Boundary line as marked by the aloe hedge on the northern bank of the nulla on the South by the Jail Road, on the West by the Avenue Road, and on the East by the Civil and Military Station Boundary line as marked by the aloe hedge and the Compound walls of the

Printing and the Executive Engineer's Offices, the boundary running through Survey numbers 118, 115, 117 and 114 and passing along the Western boundary of Survey number 113. To have and to hold and to enjoy the same by the said Dewan of Mysore, his Successors and Assigns. And I so far as relates to my acts and deeds hereby covenant that I have not executed or done, or knowingly suffered or been part or privy to any deed or thing whereby or by reason or means whereof the premises hereinbefore assured or any of them or any part thereof are, is or may be impeached, charged, affected or incumbered in title Estate or otherwise howsoever or whereby or by reason or means whereof I the Vendor am in any wise hindered from assuring the same premises or any of them or any part thereof in manner aforesaid.

I have delivered to the said Dewan of Mysore the Title Deed relating to the aforesaid property, namely, the grant No.148 dated 16th November 1866 executed by the officiating Commissioner Mr. C.B. Saunders.

In witness whereof I have hereto set my hand and seal the day and year first above written.

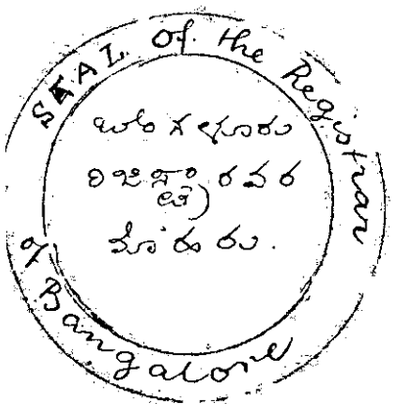
Signed, Sealed and delivered by the above named Lancelot Ricketts

Sd/- L. Ricketts. (Seal)

In the presence of

Sd/- T. Abdul Karim
Deputy Conservator of Forests.
Sd/-George E. Ricketts
Assistant Conservator of Forests.

Presented in the Office of the District Registrar of the Bangalore District at 9.- 45 A.M on the 25th August 1900 by the undersigned.



Sd/- B.K. Venkatavaradiengar
Deputy Commissioner of Bangalore

The undersigned admits the execution of this document

Sd/- L. Ricketts

The executant L. Ricketts, Esquire, is well known to the undersigned

Sd/- B.K. Venkatavaradiengar.
District Registrar of the Bangalore District.

Registered as No.4 of 1900-1901 in book I Vo. 22 on pages 46 to 51. Fees 128½ Rupees

Sd/- B.K. Venkatavaradiengar
District Registrar
4-9-1900

Proceedings of the Govt of Mysore —

Gen. Fin 21 of 1900-1
Sl 1.
Order No. 14-15 D.C. dated
Bangalore, 17th July 1900.

The Comptr is requested to pay Mr L. Ricketts Rupees fifty Thousand only in part payt of the price of his house known as Beaulieu in Bangalore, purchased for Rupees Sixty Thousand —

Further instructions as to the adjustment of this payt & the payt of the balance of Rs ten Thousand will follow on the completion of the transaction & execution of the Conveyance —

By Order &c
17/7/1900

To
The Comptr
L. Ricketts Esq

2

Proceedings of the Government of Mysore

Read:- Gen. Fin 21 of 1900-1
812

Proceedings No.1?-15/ D.C.dated 17th July 1900 authorising the Comptroller to pay Mr.L.Ricketts the sum of Rs. 60,000/- in part payment of the price of his house known as "Bouillon", in Bangalore, purchased for Rs.60,00..

Order:- No. 43 D.C. dt 7th August 1900

The Comptroller is requested to cause the payment of the balance of the purchase money-viz.,Rs.10,000/-to be made to Mr.L.Ricketts, through the Deputy Commissioner of the Bangalore District, who will be requested to get the conveyance executed and registered in due course.

Assistant Secretary.

To

The Comptroller, Mysore Government, with the intimation that the full amount of the purchase money-viz.,Rs.60,000/- may be debited against the cash balance of Rs.85,548-2-5, as reported by him to be standing to the credit of the 1st Princess' Estate account, retaining the balance of Rs.25,548-2-5 uninvested during the current year to meet certain pay

Balance to the Credit of the account on 9th July 1900. 3,548-2-5.

Pension due for 1900-1901. .80,000-0-0
85,548-2-5

No. 44
D.C

Copy forwarded to the Deputy Commissioner, Bangalore District, with the draft form of conveyance, the plan referred to therein and the Grant No.148 dated 15th November 1866 by mr.C.B. Saunders, Officiating Commissioner for the Government of His Highness the Maharaja of Mysore, to Mr.L.Picketts, Mysore Commission, with a request that he will get the conveyance duly executed and registered, and have the same sent to the undersigned at an early date.

order

Asst Secry.

No. 45
D.C

Copy forwarded to L.Ricketts Esq. Bangalore, for information.

By Order,

Assistant Secr.